

Members Present: Martha Varney, Mark Hunziker, Mark Kane, Greg Heyer

Public Present: Newt Garland, Greta Brunswick, NRPC, Skip Taylor, Zoning Administrator, Amber Soter, ZA Assistant

7:03 PM- **G. Heyer** called the meeting to order.

7:04 PM - **M. Hunziker** moved to approve the minutes from November 3, 2015; **M. Varney 2nd**. All in favor.

7:15 PM – This was **S. Taylors** last Planning Commission meeting and the Planning Commission wanted to say a tremendous thank you to Skip for all his years of service and that it has been a pleasure working with him and best of luck with his future endeavors.

7:30 PM –**G. Brunswick** of the Northwest Regional Planning Commission was in attendance to review with the Planning Commission the initial first draft of the document titled “A Bylaw Establishing Screening Standards for Ground-Mounted Solar Electricity Generation Plants”. There was much discussion on which governing body would be responsible for administering a recommendation to the Public Service Board. It was discussed that the Planning Commission is equipped to issue such a recommendation to the Selectboard and then the Selectboard would present it to the Public Service Board. The Planning Commission decided it was not necessary to hold mandatory public hearings for each Solar Array as this ordinance strictly applies to Screening Standards.

Discussion on “who” and “how much” to screen from was talked about in detail. The commercial property screening standards will need to correlate with these standards. The standards for the Solar Array’s cannot be more stringent than the standards set for commercial property in the Fairfax Development Regulations. The Planning Commission entertained creating different standards for different Zoning Districts. The difference of “shield vs. obscure” was discussed.

G. Brunswick will compile all the ideas and work on a revision.

The Planning Commission’s next scheduled meeting is December 1, 2015.

General Planning Commission Business and future agenda discussion.

8:48 PM- **M. Kane** moved to adjourn; **M. Varney 2nd**. All in favor.

Respectfully submitted,
Amber Soter, Planning and Zoning Assistant

Signed: _____ **Date:** _____
For the Planning Commission

These draft minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.